

City Council
Atlanta, Georgia

04-O-2305

AN ORDINANCE
BY: ZONING COMMITTEE

Z-04-140
Date Filed: 11-09-04

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **1761 Flat Shoals Road, S.E. (a.k.a. 1031 Leah Lane)** be changed from the R-4 (Single-Family Residential) District, to the PD-H (Planned Development-Housing) District, to wit:

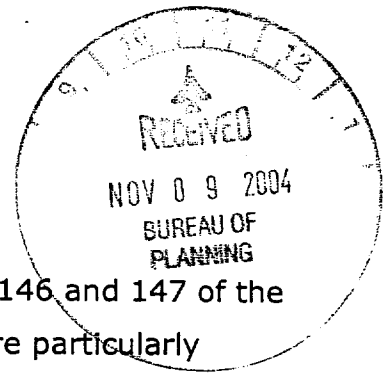
ALL THAT TRACT or parcel of land lying and being in Land Lots 146 & 147 of the 15th District, Dekalb County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Chapter 19 entitled, "Planned Development District", and Chapter 19A through Chapter 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Z-04-140



LEGAL DESCRIPTION

ALL THAT TRACT or parcel of land lying and being in Land Lots 146 and 147 of the 15th Land District of DeKalb County, Georgia, which tract is more particularly described as follows:

To find the Point of Beginning, Commence at the corner of Land Lots 142, 143, 146 and 147 and running along the West line of Land Lot 147 North 00 degree 15 minutes 40 seconds East a distance of 1517.51 feet to a point, said point being the Point of Beginning.

Thence South 89 degrees 58 minutes 50 seconds West, a distance of 155.07 feet to a point;
Thence North 89 degrees 25 minutes 31 seconds West, a distance of 367.13 feet to a point;
Thence South 88 degrees 49 minutes 51 seconds West, a distance of 43.28 feet to a point;
Thence North 27 degrees 15 minutes 33 seconds East, a distance of 797.40 feet to a point;
Thence South 62 degrees 41 minutes 16 seconds East, a distance of 125.00 feet to a point;
Thence South 27 degrees 37 minutes 11 seconds West, a distance of 5.00 feet to a point;
Thence South 57 degrees 31 minutes 32 seconds East, a distance of 111.63 feet to a point;
Thence South 00 degrees 15 minutes 40 seconds West, a distance of 284.06 feet to a point;
Thence South 83 degrees 44 minutes 50 seconds East, a distance of 36.32 feet to a point;
Thence South 00 degrees 15 minutes 30 seconds West, a distance of 123.73 feet to a point at the beginning of a curve;
Thence along a curve to the right having a radius of 211.00 feet and a distance of 3.11 feet, said curve being subtended by a chord with bearing and distance of South 82 degrees 12 minutes 44 seconds East 3.11 feet to a point;
Thence South 81 degrees 47 minutes 28 seconds East tangent to said curve, a distance of 97.67 feet to a point of cusp on a curve;
Thence along a curve to the left having a radius of 525.00 feet and a distance of 50.09 feet, said curve being subtended by a chord with bearing and distance of South 11 degrees 13 minutes 57 seconds West 50.07 feet to a point;
Thence North 81 degrees 47 minutes 28 seconds West, a distance of 95.03 feet to a point at the beginning of a curve tangent to said line;
Thence along a curve to the left having a radius of 161.00 feet and a distance of 22.28 feet, said curve being subtended by a chord with bearing and distance of North 85 degrees 45 minutes 16 seconds West 22.26 feet to a point;
Thence North 89 degrees 43 minutes 04 seconds West tangent to said curve, a distance of 10.09 feet to a point;
Thence South 00 degrees 15 minutes 40 seconds West, a distance of 129.92 feet to a point, said point being the Point of Beginning.

Together with and subject to covenants, easements and restrictions of record, said property contains 6.26 acres, more or less.